

RESOLUTION NUMBER 16-939

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA
GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE INN AT SANTA
ROSA, LOCATED AT 111 COMMERCIAL COURT, FILE NO. PRJ16-021

WHEREAS, on November 17, 2016, the Design Review Board of the City of Santa Rosa considered Preliminary Design Review for construction of an approximately 55,058 square-foot, 100-room, hotel building along with amenities and street and parking lot improvements for the property located at 111 Commercial Court, APN: 043-063-025 (Project); and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the Retail and Business Services designation of the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans); and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review in that it provides site layout, landscaping, ecological protection, and circulation considerations appropriate for an infill commercial building and has been determined by the Design Review Board to be of "Superior Design" by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the Project includes setbacks, circulation and design features compatible with the surrounding road network and commercial development district; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the architectural features and materials choices compliment the business and retail aesthetic of the surrounding commercial structures and parcels; and
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials,

texture, and color, and would remain aesthetically appealing and be appropriately maintained; and

6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the entire project has been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize potential impacts; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been found to be statutorily exempt pursuant to CEQA Guidelines Section 15183, in that the project implements a land use that is consistent with existing zoning and the Santa Rosa General Plan 2035, for which an environmental impact report was certified and no project-specific impacts peculiar to the project or its site have been identified. Additionally, the Project is categorically exempt from CEQA pursuant to Section 15332 for infill development.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of the Inn at Santa Rosa subject to each of the following conditions:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. All work shall be done according to the final approved plans dated November 4, 2016.
3. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.

BUILDING DIVISION:

4. A building permit is required for construction of the project.
5. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction is permitted on Sundays and holidays.
6. A soils report must be submitted with an application for building permit. Check with the Building Division prior to submittal to determine the level of report necessary for the project or if a soils report is on file for the subject property.
7. Comply with all Federal, State and local codes, disabled access included.

ENGINEERING DIVISION:

8. Compliance with all conditions as specified by the attached Exhibit "A" dated October 27, 2016.

PLANNING DIVISION:

9. A minor Conditional Use Permit with a parking reduction is required for construction and operation of the hotel.
10. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
11. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
12. This resolution does not approve signage; a separate Sign Permit must be applied for and approved prior to any sign installation.

13. TREE PRESERVATION:

- A. Pursuant to the approved plans and the arborist report, the valley oak tree on site is to be protected. All other trees to be removed are subject to tree restitution pursuant to the Santa Rosa Tree Ordinance, Chapter 17-24 of the City Code.
- B. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- C. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities.
- D. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
- E. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.

14. LANDSCAPING:

- A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.

- B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
 - C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
15. LIGHTING:
- A. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
 - B. Light sources shall be concealed from public view.
 - C. All lighting shall be directed toward the subject property and away from adjacent properties.
 - D. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.
16. PARKING LOT AREA:
- A. The parking lot shall be paved to City standards.
 - B. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Planning & Economic Development Department in some other fashion.
 - C. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
 - D. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

FIRE DEPARTMENT

17. Hydrant spacing for this commercial project shall comply with current Fire Department standards: maximum 300 feet on center. A hydrant shall be located within 50 feet of the Fire Department Connection (FDC) supplying the building sprinkler system. **Two new hydrants are required for this project: one at the driveway entrance off Commercial Court (adjacent to the required Double Detector Check Valve and FDC) and one on the landscaped island in the northwest quadrant of the site.**
18. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures and hazardous materials use or storage areas. Access roads for buildings over 30 feet tall shall be 26

feet wide, 13'-6" clear height, located 15 to 30 feet from one side of building. Secondary access is required where dead-end primary access exceeds 500 feet (from intersection of Commercial Court and Santa Rosa Ave).

Area under proposed porte-cochere is part of the required Fire apparatus access road for this project. Verify clear height below porte-cochere is 13'-6" minimum or revise design. Secondary Fire apparatus access has been proposed from the northeast corner of this project (over adjacent property). Concurrent with submittal of plans for Building Permit review, applicant shall provide proof of secondary access easement at this location

19. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review and approval concurrent with submittal of Improvement plans. Required Fire Flow for a fully sprinklered, 55,000 sf building of Type V-A construction is 2125 gpm with 20 psi residual in the main.
20. Commercial buildings over three stories in height are required to have a wet Class 1 standpipe system for Fire Department use. Class 1 standpipe systems shall be designed and installed per CA Fire Code and NFPA 14, with a riser in each stair and hose outlets at the landing between each floor and at the roof if roof access is provided.
21. All new buildings four or more stories in height are required to include an In Building Public Safety Radio System, designed and installed to performance standards developed by the Fire Marshal.
22. Permanent fences or gates limiting emergency vehicle access shall be approved by the Fire Department. Lockable gates limiting vehicle access to commercial facilities shall be equipped with a Fire Department approved locking device or Fire Department approved key system ("Knox" lock or "Knox" keyed lock). Call 543-3500 for assistance in obtaining the required lock or key system.
23. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One copy is to be submitted directly to the Fire Department and review fee paid; a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
24. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the California Environmental Reporting System (CERS). Materials in excess of permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Department for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees.
25. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

DESIGN REVIEW BOARD

26. Show site plan with required number of parking spaces; include orchard style parking.
27. Provide more detail for the trash area, lighting at the pool area, porte-cochere, bollard lighting, interior of parapet structures, bioretention areas, and the stone construction.
28. Revisit use of steel on the trellis structures.
29. Revisit the north and south building elevations.
30. Show bike racks and specify location and number on the plan.
31. Provide 3D renderings, including views from the freeway.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 17th day of November, 2016, by the following vote:

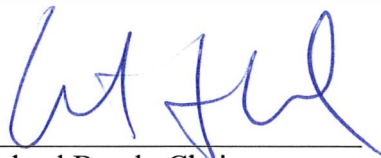
AYES: (6) Burch, Hedgpeth, Anderson, Grogan, Kincaid, Zucco

NOES: (1) Sunderlage

ABSTAIN: (0)

ABSENT: (0)

Approved:


Michael Burch, Chair

Attest:


Bill Rose, Executive Secretary

Attachment:

Exhibit A – Engineering Development Services Conditions of Approval, October 27, 2016

**DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES**

**EXHIBIT "A"
10/27/16**

**The Inn @ Santa Rosa
111 Commercial Ct
CUP16-055**

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 10/10/16:

PARCEL AND EASEMENT DEDICATION

1. Prior to the signing of Improvement Plans an irrevocable offer of dedication of sufficient right of way and easements to complete the cul-de-sac similar to City Standards 200A & 203A along the entire project frontage shall be submitted with original signatures of owners and notaries in approved recordable form.
2. Sidewalk and Public Utilities Easements must be offered as easement and not right of way.
3. All dedication costs shall be borne by the property owner, including preparation of any legal descriptions, plats, title reports, and deeds necessary. Civil improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.

PUBLIC STREET IMPROVEMENTS

4. Commercial Court shall be improved as a Minor Street along the entire project frontage. Street improvements shall consist of installation of;
 - a. a travel lane matching existing and City File No. 1983-0088
 - b. curb and gutter matching existing
 - c. a planter strip per Standard 200E

- d. and a sidewalk per Standard 200E. Street barricades per City Standard 236 shall be installed at either end of the sidewalk along the project frontage.
5. Commercial Court shall end in a cul-de-sac with a 45-foot curb radius geometrically similar to City Standard 203A and similar to that proposed in City File No. 1983-0088.
6. A City Standard 250 A, C or D driveway shall be installed.
7. Parking shall be allowed on the southerly side of the street only and posted for no parking on the northerly side.
8. Street lighting shall be installed per City Standard 612. Installation of Street Lights and the street lighting pattern will be determined during Plan Check Phase as approved by the City Engineer.

STORM WATER COMPLIANCE (SUSMP)

9. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan (SUSMP) Low Impact Development (LID) Manual.
10. Final Public Improvement Plans (IPs) shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan (SWMP) which shall address the storm water quality and quantity.
11. The Final Public IPs shall also be accompanied by a maintenance schedule which is to be followed by the property owner. All maintenance logs are to be made available for review by the City on an annual basis.
12. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of the property owner.
13. After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements.

STORM DRAINAGE

14. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water.
15. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.

BUILDING

16. Provide a path of travel from the building to the sidewalk. No path of travel to the public way is currently shown.
17. The property owner has a responsibility to comply with the current standards of the Americans with Disabilities Act (ADA) even if no improvements are proposed that would require compliance with California Building Code Chapter 11A.

WATER AND WASTEWATER

18. Sewer and water demand fees shall be due prior to issuance of Building Permits. The applicant may contact the Engineering Development Services to determine estimated sewer and water demand, processing and meter fees.
19. Water services must be installed per current City Standards. Water and sewer laterals must be a minimum of 5-feet apart. Applicant must install a combination service per City Standard 870 for fire sprinklers, public fire hydrant, private fire hydrants, domestic and irrigation meters. Meters must be located at the street frontage, or in a public easement as close to the public street frontage as possible, to allow for convenient City access.
20. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. Submit flow calculations to the Engineering Development Services during the plan check phase of the Improvement Plans.
21. Connection to the existing water main will require a shutdown for a tie in inspection. Call Engineering Development Services for fees and scheduling. Advance notice is required.
22. All sewer improvements to be installed in the public right of way and in public easements as part of this project shall be per City standard.
23. At the City Engineer's discretion an alternate method of providing a sewer connection for this project may be approved by variance.
24. Meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the bioswales. Locations of infrastructure shall be shown on the Site Plan for the Building Permit and/or Improvement Plans.
25. If public water is required for irrigation purposes, the applicant must install a separate irrigation service with a reduced pressure backflow device per current City Standard 876. Dedicated Irrigation Meter size is dependent on peak demand and will be determined upon review of irrigation plans. Irrigation demand, processing and meter fees must be paid prior to issuance of the building permit.

26. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council on October 27, 2015. Plans shall be submitted with the Building Permit application.

FIRE

27. Hydrant spacing for this commercial project shall comply with current Fire Department standards: maximum 300 feet on center. A hydrant shall be located within 50 feet of the Fire Department Connection (FDC) supplying the building sprinkler system. Two new hydrants are required for this project: one at the driveway entrance off Commercial Court (adjacent to the required Double Detector Check Valve and FDC) and one on the landscaped island in the northwest quadrant of the site.
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ENVIRONMENTAL COMPLIANCE

32. If any on-site cafeteria and/or cooking operation the following shall apply:
 - a. Submit Food Service/Restaurant Wastewater Discharge Permit Application including plumbing plans to Environmental Services Section, 4300 Llano Road, Santa Rosa, CA 95407.
<http://ci.santa-rosa.ca.us/doclib/Documents/FoodServiceApp.pdf>.

- b. All kitchen sinks excluding hand wash sinks, and condensate lines shall be plumbed to a minimum size 1000 gallon 2 stage grease interceptor as per City Standard #519.
 - c. The interceptor shall be equipped with a downstream sampling manhole as per City Standard #521.
 - d. All interceptor and sampling manhole covers shall be fitted as per City Standard #512.
 - e. The trash enclosure shall be covered as per City of Santa Rosa Building Codes to prevent any storm water contact with waste trash bins and receptacles. Any floor drain shall be plumbed direct to grease interceptor and have no direct connection to City sanitary sewer or storm drain systems.
33. Outdoor swimming pool and spa:
- a. The Filter back wash or any pool drain shall be plumbed direct to the sanitary sewer and have no connection to the storm drain system.
 - b. It is recommended that any deck drain connect to the filter before returning to pool, and not be plumbed direct to the sanitary sewer or storm drain.



A. R. Jesús McKeag

PROJECT ENGINEER

